

PLANNING COMMITTEE

7 NOVEMBER 2018

Present: Councillor Keith Jones (Chairperson)
Councillors Lay, Congreve, Driscoll, Gordon, Hudson, Jacobsen,
Jones-Pritchard and Sattar

32 : APOLOGIES FOR ABSENCE

Councillor Ali Ahmed and Murphy

33 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Lay	18/1705/MJR	Employed by Greggs, Central Square. None Executive Director Cardiff Bus

34 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town & Country Planning Act 1990:
RESOLVED: That pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendations as set out in the report of the Director of City Operations subject to any further amendments as detailed below and notification be given of the decision in accordance with Section 70 of the Town & Country Planning Act 1990 or section 16 or Section 74 of the Planning (Listed Building & Conservation Act 1990)

APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990:

18/01705/MJR – CATHAYS

SITE OF FORMER MARLAND HOUSE AND NCP AR PARK, CENTRAL SQUARE,
CARDIFF

Erection of a transport interchange with an associated concourse and ancillary retail/commercial units (use classes A1/A2/A3), 305 residential apartments (use class C3), 10,318 sqm (GIA) office floorspace (use class B1), A 249 space car park, public realm and related infrastructure and engineering works.

Subject to the following amendment to Condition 2 to read:.

“Road Traffic Noise: Prior to beneficial occupation of any residential unit a scheme shall be submitted to and approved in writing by the LPA to demonstrate that all habitable rooms exposed to external road traffic and bus station noise in excess of 63 Dba Leq 16 hour (free field) during the day (07:00 to 23:00 hours) or 57 dba Leq 8 hour (free field) at night (23:00 to 07:00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dba Leq 16 hour during the day and 35 dba Leq 8 hour at night”

The submitted scheme for ventilation shall comply with Approved Document F Building Regulations and shall conform to the acoustic requirements of the Noise Insulation Regulations 1975. No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room.

Subject to the following amendment to Condition 10 to read:

“Details of Access Roads: Prior to the beneficial occupation of the bus station or the car park elements of the development details of the junctions of the north and south entrances to the bus station with Wood Street and Saunders Road respectively, and the car park entrance with Saunders Road, shall be submitted to and approved in writing by the LPA. The relevant details shall be implemented prior to those elements of the development being brought into beneficial use.”

Subject to an amendment to Condition 11 to read:

“Delivery and Service Plan: Prior to beneficial occupation of each part of the development (residential, office and bus station) details of the servicing strategy setting out the locations and use of the proposed service bays, and details of the timing and operation of servicing, with a view to minimising conflict with buses and other highway users (particularly within the bus station apron) and ensuring (with reference to Great Western Lane) that service bays/routes are not abused, shall be submitted to and approved in writing by the LPA. The measures shall include details of but not be limited, to timing, use, operation and management of those bays within and accessed via the interchange. The relevant strategy shall be implemented in accordance with the approved details prior to the occupation of that part of the development.

Subject to an amendment to Condition 19 to read:

“Landscaping Design and Implementation Programme: Within 9 months of commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, earthworks, hard surfacing materials, proposed and existing services above and below ground level, planting plans (including schedules of plant species, sizes, numbers or densities , and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.

35 : URGENT ITEMS (IF ANY)

None

36 : DATE OF NEXT MEETING - WEDNESDAY 21 NOVEMBER 2018 AT
1:30PM